

May 20, 2003 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03SN0119

John G. "Chip" Dicks

Bermuda Magisterial District
Ecoff Elementary, Carver Middle and
Thomas Dale High School Districts
North line of West Hundred Road

REQUEST: Rezoning from Agricultural (A), Residential (R-7) and Corporate Office (O-2) to Multifamily Residential (R-MF).

PROPOSED LAND USE:

A multi-family residential development having a maximum of 216 units is planned.

RECOMMENDATION

Recommend approval subject to the applicant reducing the total number of units to 211. This recommendation is made for the following reasons:

- A. While the proposed zoning and land use on the southern part of the property conforms to the Chester Village Plan which suggests the property is appropriate for mixed use: corporate office and multi-family residential, the Plan suggests single family residential development on the northern part of the property. A detailed evaluation of topographical conditions suggest that a more appropriate location to provide a transition between single and multi-family uses would be along a swale located north of the property. Physical features provide a better boundary between differing land uses than property boundaries.
- B. Based upon densities suggested by the Plan, the total number of units should not exceed 211.

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- C. The proposed zoning and land use are representative of existing and anticipated area development.
- D. The proffered conditions address the impacts of this development on necessary capital facilities, as outlined in the Zoning Ordinance and Comprehensive Plan. Specifically, the needs for roads, schools, parks, libraries and fire stations is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program and the impact of this development is discussed herein. The proffered conditions adequately mitigate the impact on capital facilities, thereby insuring adequate service levels are maintained and protecting the health, safety and welfare of County citizens.

(NOTES:

- A. THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER MAY PROFFER OTHER CONDITIONS.
- B. IT SHOULD BE NOTED THAT THE PROFFERED CONDITIONS WERE NOT SUBMITTED AT LEAST THIRTY (30) DAYS PRIOR TO THE COMMISSION'S PUBLIC HEARING PER THE "SUGGESTED PRACTICES AND PROCEDURES." THE "PROCEDURES" SUGGEST THAT THE CASE SHOULD BE DEFERRED IF REPRESENTATIVES FROM THE AFFECTED NEIGHBORHOOD(S), STAFF AND THE COMMISSIONERS HAVE NOT HAD SUFFICIENT TIME TO EVALUATE THE AMENDMENTS. STAFF HAS HAD AN OPPORTUNITY TO THOROUGHLY REVIEW THE REVISED PROFFERS.)

PROFFERED CONDITIONS

- 1. Prior to any final site plan approval, one hundred (100) feet of right-of-way on the north side of Route 10, measured from the centerline of that part of Route 10 immediately adjacent to the property, shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T)
- 2. No direct access shall be provided from the Property to Route 10. This condition shall not preclude the provision of an emergency access from the Property to Route 10. (T)
- 3. Direct access from the Property to the north/south major arterial ("Womack Road Extended") shall be limited to one (1) entrance/exit. The exact location of this access shall be approved by the Transportation Department. (T)
- 4. To provide an adequate roadway system, the owner/developer shall be responsible for the following:

- a. Construction of an additional lane of pavement along the westbound lanes of Route 10 for the entire Property frontage.
- b. Reconstruction/construction of two (2) lanes of Womack Road Extended to a twenty-four (24) foot wide pavement section with eight (8) foot wide shoulders, with modifications approved by the Transportation Department, from Route 10 to the approved access.
- c. Construction of the Womack Road Extended intersection with Route 10 as a three lane section consisting of a northbound lane and two southbound lanes. The exact length of this improvement shall be approved by the Transportation Department.
- d. Closing the existing crossover on Route 10 located east of the Womack Road Extended intersection and construction of a new crossover, including left turn lanes along both the eastbound and westbound lanes, on Route 10 at the Womack Road Extended intersection. If the Virginia Department of Transportation does not approve the closing of the existing crossover and constructing the new crossover, the Developer shall be relieved of these requirements, and shall then be required to provide adequate left turn lanes, as determined by the Transportation Department, at the existing crossovers on Route 10 located just east and west of the Womack Road Extended intersection.
- e. Construction of additional pavement along Route 10 at the Womack Road Extended intersection to provide a right turn lane.
- f. Construction of a sidewalk along the north side of Route 10 from the Womack Road Extended intersection, west to the western property line of the Property.
- g. Construction of additional pavement along Womack Road Extended at the approved access to provide left and right turn lanes, if warranted, based on Transportation Department standards.
- h. Replacement of any of the existing trees in the median of Route 10 that are removed by the construction of the new crossover and turn lanes, as described in Proffered Condition 4.d. Two (2) replacement trees shall be installed for every existing tree that is removed. Unless otherwise approved by the Transportation Department, replacement trees (1) shall be installed in the Route 10 median, east and/west of the new crossover location; (2) shall have a minimum of three (3) inch caliper; and (3) shall be from the list of approved plantings by the Virginia Department of Transportation ("VDOT"). The exact species, size and location shall be approved by the Transportation Department.

- i. Dedication to Chesterfield County, free and unrestricted, of any additional right-of-way (or easements) required for the improvements identified above. In the event the Developer is unable to acquire the right-of-way necessary for the road improvements identified in Proffered Condition 4.e, 4.f and 4.g, the Developer may request, in writing, the County to acquire such right-of-way as public road improvements. All costs associated with the acquisition of the right-of-way shall be borne by the developer. In the event the County chooses not to assist the developer in acquisition of the "off-site" right-of-way, the Developer shall be relieved of the obligation to acquire the "off-site" right-of-way, and only provide the road improvements that can be accommodated within the available right-of-way, as determined by the Transportation Department. (T)
5. Prior to any site plan approval, a phasing plan for the required road improvements, as identified in Proffered Condition 4, shall be submitted to and approved by the Transportation Department. (T)
6. Pedestrian access shall be provided from the Property to the Chester Linear Park. The exact location this access shall be approved by the Parks and Recreation Department. (P&R)
7. The public water and wastewater systems shall be used. (U)
8. Except for timbering approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices installed. (EE)
9. Prior to any site plan approval, an access easement, acceptable to the Planning and Transportation Departments, shall be recorded from Womack Road Extended, across the Property, to adjacent properties to the north. (P & T)
10. The total number of dwelling units on the Property shall not exceed 216. (P)
11. Except as otherwise prohibited by the Virginia Fair Housing Law, the Federal Fair Housing Law, and applicable federal, state, or local legal requirements, at least thirty-two (32) dwelling units shall be restricted to "housing for older persons: as defined in the Virginia Fair Housing Law and shall have no persons under 19 years of age domiciled there ("Senior Housing"). Senior housing shall be clustered in an area on the northern part of the Property and each unit shall be noted as such on the record plat. (P)
12. Each dwelling unit shall have washer and dryer hook-ups. (P and BI)

13. The architectural style of the buildings shall incorporate the craftsman features as generally depicted on the renderings (the "Renderings") prepared by Cline Design Associates, P.A. (P)
14. Recreational facilities shall include at a minimum a clubhouse, fitness room, a swimming pool and a playground. (P)
15. Stormwater shall be retained on-site based on the post development 10-year storm rates and released at a rate no greater than the pre-development 2-year storm rates. (EE)
16. The applicant, subdivider, or assignee(s) shall pay the following to the County of Chesterfield for infrastructure improvements within the service district for the Property for the dwelling units on the parcels of the subject request as provided herein. Payment shall be made prior to the issuance of building permit.

For "Elderly Housing",

- a. \$4,815 per dwelling unit, if paid prior to January 1, 2004. At the time of payment, the \$4,815 will be allocated pro-rata among the facility costs as follows: \$598 for parks, \$324 for libraries, \$346 for fire stations, and \$3,547 for roads; or
- b. The amount approved by the Board of Supervisors not to exceed \$4,815 per dwelling unit, allocated pro-rata as set forth above, adjusted upward by any increase in the Marshall and Swift Building Cost Index between July 1, 2002, and July 1 of the fiscal year in which the payment is made if paid after December 31, 2003.

For "Non-elderly Housing",

For each "Non-elderly Housing" dwelling unit in excess of 41 exempted units, excluding any elderly housing units, on Tax Parcel ID Numbers (i) 7856547621; (ii) 7856545817 (part); (iii) 7866530382, and (iv) 7866540329, and for all "Non-elderly Housing" dwelling units on the remaining parcels:

- a. \$9,000 per dwelling unit, as defined above, if paid prior to January 1, 2004; or
- b. The amount approved by the Board of Supervisors not to exceed \$9,000 per dwelling unit, as defined above, adjusted upward by any increase in the Marshall and Swift Building Cost Index between July 1, 2002, and July 1 of the fiscal year in which the payment is made if paid after December 31, 2003.

In the event the cash payment is not used for the purpose for which proffered within 15 years of receipt, the cash shall be returned in full to the payor. (B&M)

17. Provided right of way is available, trees shall be installed along the north side of Route 10 from the Womack Road Extended intersection to the western property line. These trees shall comply with Section 19-518(h)(i) of the Zoning Ordinance relative to spacing, caliper and species. A plan depicting this requirement shall be submitted for review and approval by the Planning Department in conjunction with site plan review. (P and T)

GENERAL INFORMATION

Location:

North line of West Hundred Road, west of Womack Road. Tax IDs 785-653-5567, 7929, 9019 and 9629; 785-654-Part of 5817 and 7621; 786-653-0382; and 786-654-0329 (Sheet 26).

Existing Zoning:

A, R-7 and O-2

Size:

27.6 acres

Existing Land Use:

Single family residential or vacant

Adjacent Zoning and Land Use:

North - R-7 and R-7 with Conditional Use (Stock farm); Single family residential or vacant
South - A, R-7 and O-2; Single family residential or vacant
East - R-7 and C-2; Single family residential, commercial or vacant
West - A; Vacant

UTILITIES

Public Water System:

There is an existing sixteen (16) inch water line extending along the north side of Iron Bridge Road, adjacent to this site. In addition, there is an existing twelve (12) inch water line extending along Ecoff Avenue, approximately 700 feet north of this site. Use of the public water system is intended and has been proffered. (Proffered Condition 7)

The request site is along the western boundary of the Chester Pressure Zone. Preliminary investigations of water pressure in this area indicate the developer should further evaluate whether individual booster pump(s) are needed to provide the desired level of water pressure to meet the domestic and fire flow/suppression needs of the development. The extension of off-site water line(s) and/or upgrading of existing water lines may be necessary to address this concern.

Public Wastewater System:

There is an existing eighteen (18) inch wastewater trunk line extending along the western side of Great Branch, adjacent to this site. Use of the public wastewater system is intended and has been proffered. (Proffered Condition 7)

ENVIRONMENTAL

Drainage and Erosion:

The majority of the property drains northwest to Great Branch and then onto Proctors Creek. There are no existing or anticipated on- or off-site erosion problems. There are, however, some existing offsite drainage problems in the vicinity of Ecoff Avenue. As a result, all upstream development has been required to retain the ten (10) year, post development and release at the two (2) year pre-development rate. The applicant has agreed to a similar requirement (Proffered Condition 15). The majority of the property is heavily wooded and should not be timbered without first obtaining a land disturbance permit from the Environmental Engineering Department (Proffered Condition 8). This will ensure proper erosion control measures are in place prior to any land disturbance.

Water Quality:

A perennial stream is located on the property and will be subject to a 100-foot resource protection area (RPA), in which very limited uses are permitted. Some of the flat areas appear to be wetlands.

PUBLIC FACILITIES

The need for fire, school, library, park and transportation facilities is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program. This development will have an impact on these facilities.

Fire Service:

The Public Facilities Plan indicates that emergency services calls are expected to increase forty-five (45) percent by 2015. Eight (8) new fire/rescue stations are recommended for construction by 2015 in the Plan. Based on 175 additional dwelling units, this request will

generate approximately forty (40) calls for fire and EMS services each year. The applicant has addressed the impact on fire service. (Proffered Condition 16)

The Chester Fire Station, Company Number 1 and Bensley Bermuda Volunteer Rescue Squad currently provide fire protection and emergency medical service. When the property is developed, the number of hydrants, quantity of water needed for fire protection and access requirements will be evaluated during the plans review process.

Schools:

Approximately seventy-five (75) students will be generated by this development. This site lies in the Ecoff Elementary School attendance zone: capacity - 750, enrollment - 805; Carver Middle School zone: capacity - 1,200, enrollment - 1,417; and Bird High School zone: capacity - 1,650, enrollment - 1,822.

There are currently four (4) trailers at Ecoff Elementary and five (5) trailers at Bird High. This request will have an impact on all schools involved. The applicant has offered measures to assist in addressing these impacts. (Proffered Condition 16)

Libraries:

Consistent with the Board of Supervisors' policy, the impact of development on library services is assessed Ccounty-wide. Based on projected population growth, the Public Facilities Plan identifies a need for additional library space throughout the County. Taking into account the additional space provided by the new La Prade and Chester Libraries, there is still a projected need for 55,000 additional square feet of library space County-wide by 2015.

Development of the property would most likely affect the Chester Library. The Public Facilities Plan indicates a need for additional library space in this area of the County by 2015. The applicant has offered measures to assist in addressing the impact of this development on library facilities. (Proffered Condition 16)

Parks and Recreation:

The Public Facilities Plan identifies the need for four (4) new regional parks. In addition, there is currently a shortage of community park acreage in the County. The Public Facilities Plan identifies a need for 625 acres of regional park space and 116 acres of community park space by 2015. The Plan also identifies the need for neighborhood parks and special purpose parks and makes suggestions for their locations. The applicant has offered measures to assist in addressing the impact of this proposed development on Parks and Recreation facilities. (Proffered Condition 16)

Chester Linear Park is located east of the property, across Womack Road. The applicant has agreed to provide pedestrian access from the property to this public park site. (Proffered Condition 6)

Transportation:

The property (27.6 acres) consists of 11.0 acres zoned Agricultural (A), 0.8 acre zoned Corporate Office (O-2) and 15.8 acres zoned Residential (R-7). The applicant is requesting rezoning of the property to Multifamily Residential (R-MF) and has proffered a maximum density of 216 units (Proffered Condition 10). Based on apartment trip rates, development could generate approximately 1,430 average daily trips. These vehicles will be distributed along Iron Bridge Road (Route 10). The 2002 traffic volume along this section of Route 10 was 19,776 vehicles per day. The capacity of this road (Level of Service A) is acceptable for the volume of traffic it currently carries.

The Thoroughfare Plan identifies Route 10 as a major arterial with a recommended right of way width of 120 to 200 feet. The applicant has proffered to dedicate 100 feet of right of way, measured from the centerline of Route 10, in accordance with that Plan. (Proffered Condition 1)

The Thoroughfare Plan also identifies a north/south arterial ("Womack Road Extended"), located along the eastern boundary of the property. This proposed roadway extends from Chester Road, south across Route 10 to the planned north/south and east/west freeways. In the early 1980's, the County acquired from the then Seaboard Coast Line Railroad a right of way, approximately 100 feet in width, from Chester Road to Branders Bridge Road. The alignment of this Thoroughfare Plan road falls within the abandon railroad right of way.

Development must adhere to the Development Standards Manual in the Zoning Ordinance, relative to access and internal circulation (Division 5). Access to major arterials, such as Route 10 and Womack Road Extended, should be controlled. Due to the existing accesses along this section of Route 10 and the limited Route 10 frontage of the subject property (approximately 270 feet), direct access should not be provided from the subject property to Route 10 (Proffered Condition 2). Proffered Condition 2 would allow an emergency access to be constructed onto Route 10. Access to Route 10 for the property will be provided via Womack Road Extended.

The applicant has also proffered that direct access to Womack Road Extended will be limited to one (1) entrance/exit (Proffered Condition 3). In conjunction with development of several parcels located in the northwest corner of the Womack Road Extended/Route 10 intersection, accesses were constructed onto Womack Road Extended. Womack Road Extended could ultimately need to be a four (4) lane divided roadway. To provide adequate access spacing and planning for future crossover locations, access to Womack Road Extended for the subject property should be located approximately midway between Route 10 and Ecoff Avenue.

The Chester Village Plan recommends that some of the properties, located north of the subject property, would be appropriate for multi-family residential use. If those properties are developed for that use, access could be provided through the subject property. The applicant has proffered that an access easement will be recorded from Womack Road Extended, across the subject property to those adjacent properties. (Proffered Condition 9)

The traffic impact of this development must be addressed. The applicant has proffered to: 1) construct an additional lane of pavement along Route 10 for the entire property frontage; 2) reconstruct/construct two (2) lanes of Womack Road Extended to a twenty-four (24) foot wide pavement section with eight (8) foot wide shoulders from Route 10 to the approved access; 3) close the existing crossover on Route 10 located east of the Womack Road Extended intersection, and construct a new crossover, including left turn lanes along both the eastbound and westbound lanes, at the Womack Road Extended intersection. (Note: the existing Route 10 crossover currently serves commercial development on the north side of Route 10, and commercial and residential development on the south side of Route 10). If the Virginia Department of Transportation (VDOT) does not approve the closing of the existing crossover and constructing the new crossover, the developer will be relieved of these requirements and will then be required to provide adequate left turn lanes at the existing crossovers on Route 10 located just east and west of the Womack Road Extended intersection; 4) construct additional pavement along Route 10 at the Womack Road Extended intersection to provide a right turn lane; 5) construct a sidewalk along Route 10 from the Womack Road Extended intersection, west to the western property line; 6) construct additional pavement along Womack Road Extended at the approved access to provide left and right turn lanes, if warranted based on Transportation Department standards. (Proffered Condition 4)

The developer may need to acquire "off-site" right of way to provide the right turn lane along Route 10 at the Womack Road Extended intersection, to provide the sidewalk along Route 10 and to provide the turn lanes along Womack Road Extended at the approved access. According to Proffered Condition 4, if the developer is unable to acquire the right of way for any of these improvements, the developer may request the County to acquire the right of way as a public road improvement. All costs associated with the acquisition will be borne by the developer. If the County chooses not to assist with the right of way acquisition, the developer will not be obligated to acquire the "off-site" right of way, and will only be obligated to construct road improvements within available right of way.

There are mature Bradford Pears (trees) located within the median of Route 10 in this area. To construct the new crossover and left turn lanes on Route 10, the developer will need to remove many of those trees. The construction area for these road improvements could be approximately 500 feet in length. Proffered Condition 4 requires the developer to replace any of the existing trees in the median of Route 10 that are removed by the construction of those road improvements, and provide two (2) replacement trees for every existing tree that is removed. Unless otherwise approved by the Transportation Department, the replacement trees: 1) will be installed within the Route 10 median, east and/or west of the new crossover location; 2) will have a minimum three (3) inch caliper; and 3) will be from the list of

approved plantings by VDOT. Because of their new standards, VDOT may not approve of additional Bradford Pears being installed in the Route 10 median.

Area roads need to be improved to address safety and accommodate the increase in traffic generated by this development. The applicant has proffered to contribute cash for any unit in excess of forty-one (41) units, in an amount consistent with the Board of Supervisors' policy, towards mitigating the traffic impact of this development. (Proffered Condition 16)

At time of site plan review, specific recommendations will be provided regarding access to Womack Road Extended, internal site circulation and landscaping within the median of Route 10.

Fiscal Impacts on Capital Facilities:

I. Elderly Units		PER UNIT
Potential Number of New Dwelling Units	32*	1.00
Population Increase	87.04	2.72
Number of New Students		
Elementary	0.00	0.00
Middle	0.00	0.00
High	0.00	0.00
TOTAL	0.00	0.00
Net Cost for Schools	0.00	0.00
Net Cost for Parks	22,176	693
Net Cost for Libraries	12,000	375
Net Cost for Fire Stations	12,832	401
Average Net Cost for Roads	131,488	4,109
Subtotal Net Cost	178,496	5,578

II. Non-Elderly Units		PER UNIT
Potential Number of New Dwelling Units	143*	1.00
Population Increase	388.96	2.72
Number of New Students		
Elementary	34.32	0.24
Middle	18.59	0.13
High	24.31	0.17
TOTAL	77.22	0.54
Net Cost for Schools	693,121	4,847
Net Cost for Parks	99,099	693
Net Cost for Libraries	53,625	375
Net Cost for Fire Stations	57,343	401
Average Net Cost for Roads	587,587	4,109
Subtotal Net Cost	1,490,775	10,425
TOTAL NET COST	1,669,271	

*Based on a proffered maximum number of units, reduced by forty-one (41) units allowable on the exiting R-7 parcel. Actual number of units, types of units and corresponding impacts may vary.

As noted, this proposed development would have an impact on capital facilities. Staff has calculated the fiscal impact of every new dwelling unit on schools, roads, parks, libraries and fire stations at \$10,425 per unit for non-elderly units. In addition, staff has calculated the fiscal impact of every new dwelling unit on roads, parks, libraries and fire stations at \$5,578 per unit for elderly units. The applicant has been advised that a maximum proffer of \$9,000 and \$4,815 per unit for non-elderly and elderly units respectively would defray the cost of the capital facilities necessitated by this proposed development. Consistent with the Board of Supervisors' policy, and proffers accepted from other applicants, the applicant has offered cash to assist in defraying the cost of this proposed zoning on such capital facilities. (Proffered Condition 16)

The Commission and Board should note that while the applicant has proffered allowable adjustments to cash proffer payments based on Board of Supervisors approved increases in the Marshall & Swift Building Cost Index, the proffered condition prohibits such adjustments for payments made prior to January 1, 2004; thereafter, payments are subject to adjustments consistent with proffers accepted from other applicants. The proffered condition prohibits any changes in payment amounts for a period of six (6) months longer than typically accepted in other cases. Staff is not overly concerned

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The Commission and Board should note that while the applicant has proffered allowable adjustments to cash proffer payments based on Board of Supervisors approved increases in the Marshall & Swift Building Cost Index, the proffered condition prohibits such adjustments for payments made prior to January 1, 2004; thereafter, payments are subject to adjustments consistent with proffers accepted from other applicants. The proffered condition prohibits any changes in payment amounts for a period of six (6) months longer than typically accepted in other cases. Staff is not overly concerned

with this variation recognizing that projects such as the proposed tend to apply for many, if not all of the building permits at once, rather than over longer periods of time such as in single family residential developments.

Note that circumstances relevant to this case, as presented by the applicant, have been reviewed and it has been determined that it is appropriate to accept the maximum cash proffer in this case.

The Planning Commission and the Board of Supervisors, through their consideration of this request, may determine that there are unique circumstances relative to this case that may justify acceptance of proffers as offered.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Chester Village Plan which suggests the property is appropriate for mixed use: corporate office and multi-family residential and for single family residential use of 1-2.5 units per acre. While the Plan suggests that the northern part of the subject property should be developed for single family residential uses, an evaluation of topographical conditions would indicate that the appropriate boundary between multi-family and single family uses should occur north of the request property generally following a swale. Land use transitions are best made a physical feature changes rather than an artificial boundary such as a parcel line. Therefore, staff is of the opinion that it would be appropriate to allow multi-family uses on the northern part of the property provided the total number of units do not exceed that which would be permitted if the property were zoned in strict compliance with the Plan.

Area Development Trends:

Adjacent property to the north is occupied by single family residences, a stock farm or is vacant. Property to the south is occupied by single family residences or remains vacant. Adjacent property to the east is zoned commercially and residentially and has been developed for commercial and residential uses or remains vacant. Adjacent property to the west is zoned agriculturally and is vacant. The Plan anticipates a mix of residential and office development continuing on surrounding properties in the future. As previously noted, while the Plan suggests that adjacent property to the north is appropriate for single family residential uses, due to topographical conditions, it would be appropriate in the future to consider allowing multi-family uses north of the subject property to a swale located to the north.

Zoning History:

On September 28, 1977, the Board of Supervisors, upon a favorable recommendation from the Planning Commission, approved rezoning from Agricultural (A) to Office Business (O) on a portion of the subject property fronting West Hundred Road. (Case 77S021)

Development Standards:

The development of the property will be subject to the Multi-family Residential (R-MF) standards of the Zoning Ordinance, plus the proffered conditions. The R-MF standards address maximum number of units on any floor of any building, setbacks, distance between buildings, sidewalks, emergency access, provision of recreation areas and architectural treatment.

Buffers and Screening:

Adjacent property to the north is zoned Residential (R-7). Adjacent property to the west is zoned Agricultural (A) and is suggested by the Plan as appropriate for single family residential use. The Zoning Ordinance requires a minimum fifty (50) foot buffer along the northern and western property boundaries of the request site where adjacent to the A and R-7 properties. A similar buffer is required adjacent to Tax ID 785-654-5817, adjacent to the southeast and fronting on Womack Road, which is zoned R-7 and developed for single family residential use. At time of site plan review, the Planning Commission may modify these buffers under certain circumstances.

Sidewalk and Landscaping:

As part of a pedestrian circulation system, the applicant has agreed to provide a sidewalk along the north side of Route 10 from Womack Road Extended to the western property line (Proffered Condition 4.f). In addition, the applicant proposes to install trees along the north side of Route 10, provided right of way is available. (Proffered Condition 17)

Senior Housing:

To address concerns of area property owners about the lack of an adequate inventory of housing for the elderly in the area, the applicant plans to restrict occupancy of at least thirty-two (32) units to housing for older persons. These units are to be clustered in an area on the northern part of the property. (Proffered Condition 11)

Architectural Treatment:

The R-MF standards suggest buildings should be designed to impart harmonious proportions and to avoid monotonous facades or large bulky masses. The standards suggest buildings should possess architectural variety but enhance an overall cohesive residential character, achieved through the creative use of design elements such as balconies and/or terraces, articulation of doors and windows, sculptural or textural relief of facades, architectural ornamentation, varied roof lines or other appurtenances such as lighting fixtures and/or plantings. In addition, the applicant has agreed to an architectural style that incorporates craftsman features generally depicted on the renderings submitted with the application. (Proffered Condition 13)

Recreation Areas and Amenities:

The Zoning Ordinance requires the developer provide a minimum of 1.5 acres for suitable recreational use by occupants of the development. The recreation area may include both active and passive facilities as well as community buildings. The applicant indicates, at a minimum the facilities provided would include a clubhouse, fitness room, swimming pool and a playground. (Proffered Condition 14)

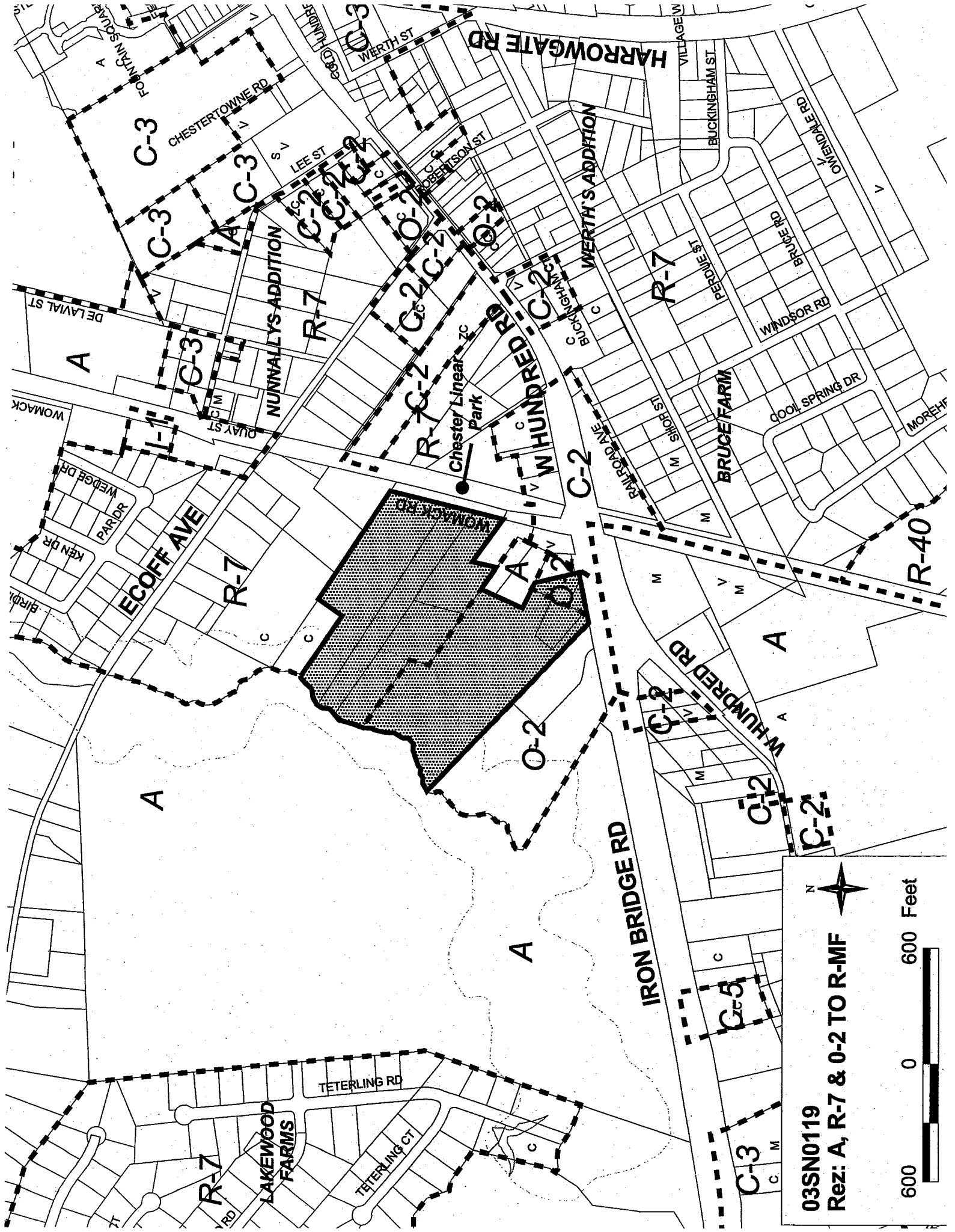
In addition to other amenities as discussed herein, the applicant proposes that each dwelling unit will have washer and dryer hook-ups. (Proffered Condition 12)

CONCLUSIONS

While the proposed zoning on the southern part of the property and land use conforms to the Chester Village Plan which suggests the property is appropriate for mixed use, corporate office and multi-family residential, the Plan recommends single family residential use of 1 to 2.5 units per acre on the northern part of the property. The land use designations follow property boundaries rather than physical features such as ridges and swales. Land use transitions are best made where physical features provide a boundary between differing land uses. Therefore, it is staff's opinion that it would be appropriate to allow multi-family uses on the northern part of the property as well as property to the north provided that density does not exceed the 1.01 to 2.5 units per acre as suggested by the Plan. The number of units proposed by the application exceed that recommended by the Plan. The Plan would suggest that 211 units would be appropriate while the applicant desires 216 units.

The proposed zoning and land use are representative of existing and anticipated development. In addition, the proffered conditions address the impacts of this development on necessary capital facilities, as outlined in the Zoning Ordinance and Comprehensive Plan. Specifically, the needs for roads, schools, parks, libraries and fire stations is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program and the impact of this development is discussed herein. The proffered conditions adequately mitigate the impact on capital facilities, thereby insuring adequate service levels are maintained and protecting the health, safety and welfare of County citizens.

Given these considerations, approval of this request is recommended, subject to the applicant reducing the total number of units to 211.



03SN0119
Rez: A, R-7 & O-2 TO R-MF



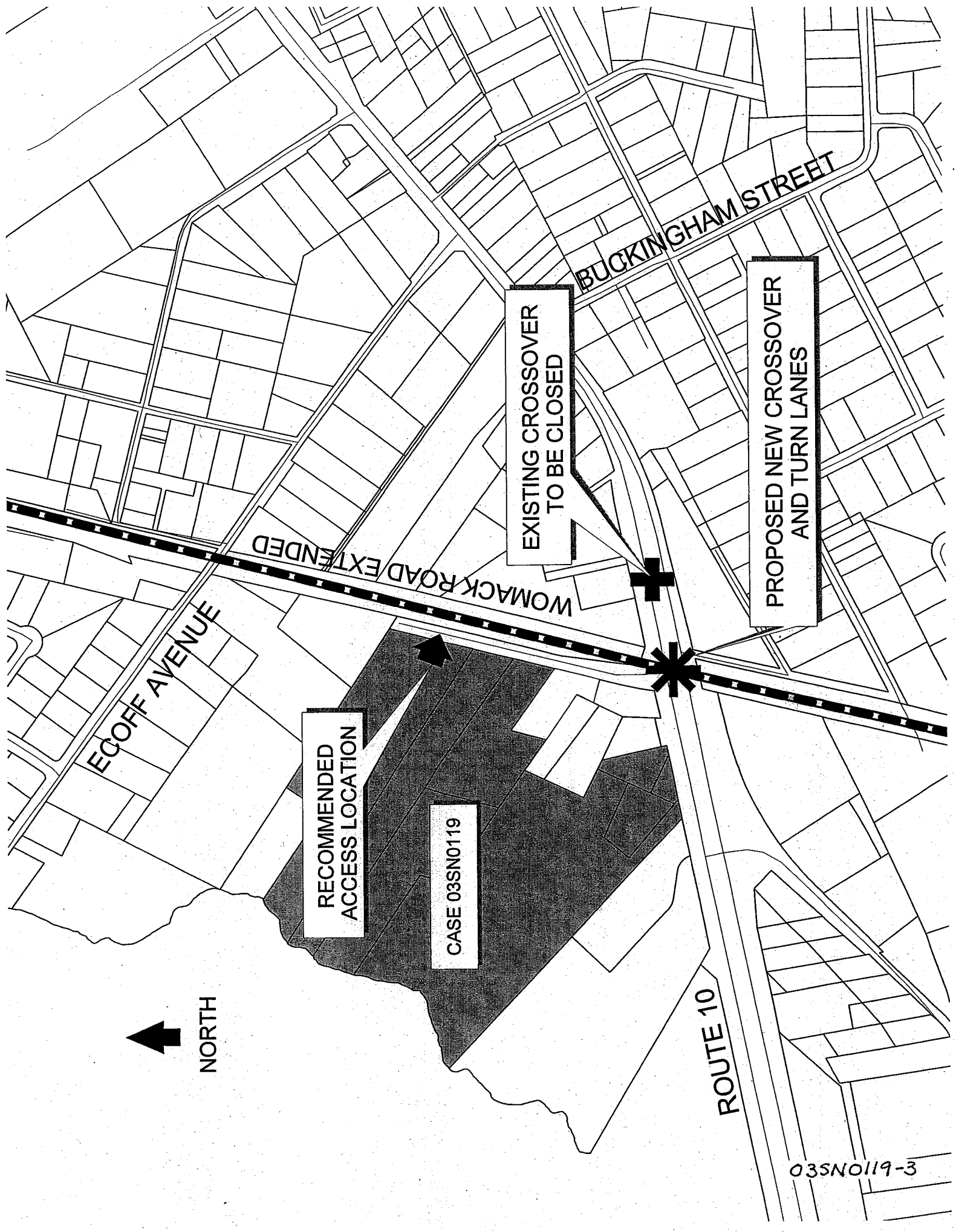
Current Plan





Proposed
Landuses
Based on
Topographical
Conditions

03SN0119-2



EXISTING CROSSOVER
TO BE CLOSED

PROPOSED NEW CROSSOVER
AND TURN LANES

RECOMMENDED
ACCESS LOCATION

CASE 03SN0119

NORTH

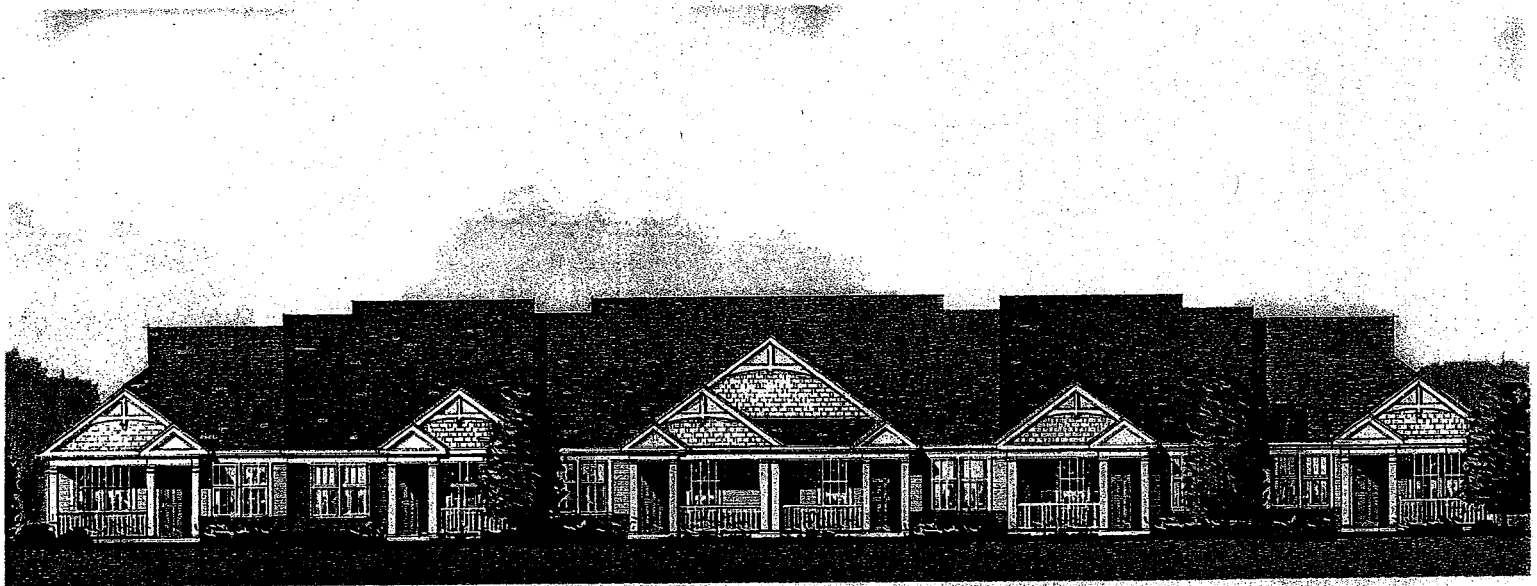
ROUTE 10

BUCKINGHAM STREET

ECOFF AVENUE

WOMACK ROAD EXTENDED

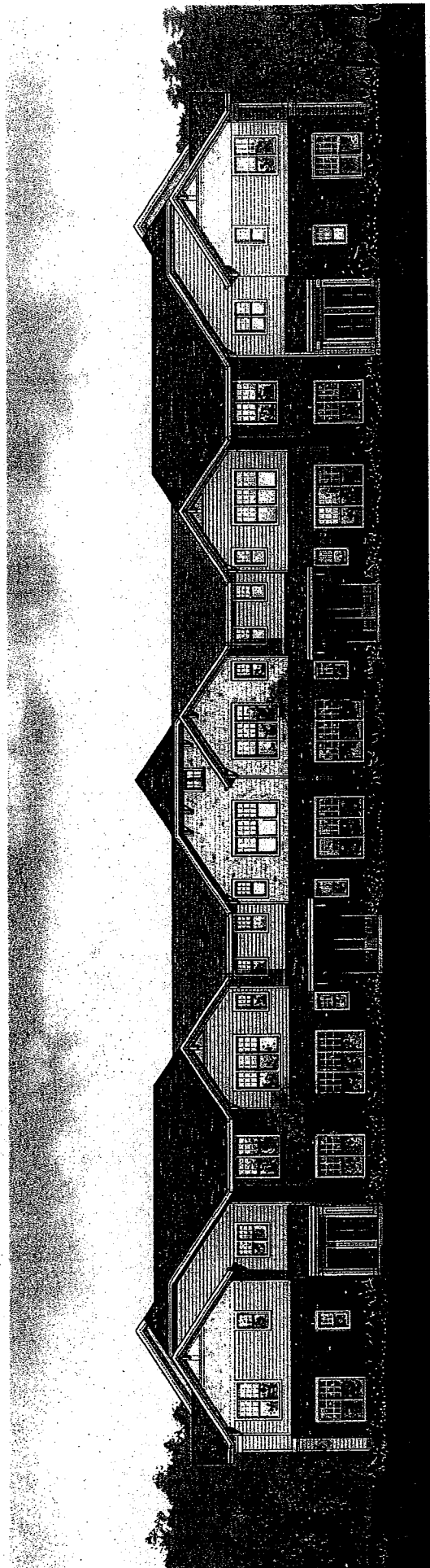
03SN0119-3



Chester Apartments & Townhomes
Chester, Virginia
Senior Housing

150

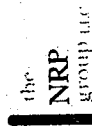
03SNO119-4



Sixteen Unit Apartment Building Shown

Chester Apartments & Townhomes

By The NRP Group, LLC.
Chester, Virginia

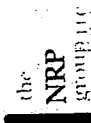




Six Unit Townhouse Building Shown - Building Type 111

Chester Apartments & Townhomes

By The NRP Group, LLC.
Chester, Virginia





Six Unit Townhouse Building Shown - Building Type IV

Chester Apartments & Townhomes

By The NRP Group, LLC.
Chester, Virginia

